

Table 46a Private sector regional land prices per hectare

£ thousands

Region	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	
North	76.3	79.6	71.9	80.2	121.6	123.0	105.2	120.7	277.8	216.5	322.2	237.1											
<i>North East</i>										280.0	275.0	248.1	250.5	260.0	280.0	300.0	320.0	350.0	379.0	407.0	435.0	619.0	
North West	84.9	75.3	97.5	81.6	100.8	124.7	146.1	197.3	393.7	309.2	326.3	311.5											
<i>North West</i>										329.9	325.3	309.2	272.4	263.2	301.1	332.5	325.0	350.0	410.0	480.0	580.0	702.0	
Yorkshire & The Humber	61.4	78.1	85.5	96.2	115.4	107.3	122.3	174.8	252.8	355.0	324.9	301.8	251.6	282.7	348.5	367.8	335.0	365.0	390.0	435.0	490.0	542.0	
West Midlands	124.1	91.5	130.9	130.9	125.1	150.4	220.4	393.6	458.8	495.6	370.0	360.0	335.0	355.3	434.0	375.6	447.8	500.0	620.0	685.0	810.0	905.0	
East Midlands	63.7	72.4	75.5	101.1	94.2	115.7	178.4	313.7	396.0	376.0	315.0	290.0	275.0	296.7	310.0	325.0	340.0	360.0	420.0	490.0	580.0	699.0	
East Anglia	71.0	75.8	83.1	94.7	149.1	153.7	273.5	452.5	547.1	405.4	235.6	261.0											
<i>East</i>										631.3	349.4	379.6	360.0	420.7	452.3	519.7	554.9	600.0	780.0	980.0	1,250.0	1,612.0	
London	390.1	486.0	754.6	600.5	888.2	1,532.5	2,133.4	2,169.0	3,091.1	2,209.0	1,606.9	1,458.7	1,325.0	1,450.0	1,530.0	1,600.0	1,800.0	2,000.0	2,200.0	3,000.0	4,000.0	5,080.0	
South East	168.1	180.5	218.4	286.6	378.9	407.0	605.9	820.9	762.9	583.0	603.7	556.0											
<i>South East</i>										545.0	520.0	480.0	450.0	539.3	595.3	654.0	785.2	875.1	1,075.0	1,295.0	1,750.0	1,903.0	
South West	78.9	94.5	138.3	121.7	197.1	194.7	309.1	496.0	493.7	450.0	375.0	325.0	340.1	420.0	424.8	463.7	460.5	479.6	533.0	674.0	925.0	1,049.0	
England	112.0	119.4	155.1	150.7	199.7	240.9	346.9	460.9	453.3	432.1	379.2	347.6	339.1	389.9	413.3	441.0	443.6	470.9	557.3	655.7	821.7	975.7	
Wales	31.6	48.8	49.2	74.5	89.0	76.7	83.8	97.8	191.5	222.6	155.0	177.6	167.5	241.7	190.1	281.7	292.2	394.5	440.0	590.0	690.0	812.0	

Sources: Housing Statistics, Department of Transport, Local Government and the Regions.

Notes: Data for the years to 1992 are provided for standard statistical regions. From 1990 data is provided for government office regions. In many cases these are co-terminus. Where government office regions have different boundaries these are shown in italics, immediately below the standard region they most resemble. The data in this series for the years from 1990 was significantly revised by DTLR to remove inconsistencies with Valuation Office data, and should be treated with caution. Figures for 1999 onwards are provisional.

Table 46b Average valuations of residential building land with outline planning permission

£ per hectare

Region	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
North East	437,312	447,355	429,038	449,256	451,594	463,628	507,716	543,095	627,652	964,209	1,270,855	1,816,953	1,848,717
North West	427,291	446,819	451,278	461,990	524,644	573,469	631,495	744,421	815,422	1,109,161	1,399,151	1,996,478	2,207,983
Yorkshire & The Humber	428,837	497,042	489,102	532,931	553,062	578,089	632,403	688,803	752,683	1,002,155	1,648,294	2,201,766	2,295,148
East Midlands	388,505	397,096	396,022	427,096	497,444	529,256	616,392	811,441	937,180	1,342,216	1,561,085	1,756,071	1,810,542
West Midlands	574,645	597,383	599,984	637,614	772,089	826,416	961,625	1,155,503	1,285,188	1,534,969	1,812,315	2,040,923	2,143,786
East	604,379	735,231	732,264	808,907	898,870	947,453	1,342,715	1,637,111	1,840,339	2,454,095	2,746,451	2,934,534	3,158,373
South East	739,056	862,368	854,106	1,008,744	1,225,825	1,392,684	1,862,731	2,185,985	2,423,778	2,752,169	2,865,774	3,128,965	3,465,791
London	1,912,127	2,107,732	2,140,519	2,486,641	3,059,363	3,484,825	4,244,864	5,490,647	6,945,826	7,683,403	7,976,969	8,371,382	9,187,987
South West	533,609	591,412	604,577	677,361	858,503	948,178	1,160,049	1,352,397	1,518,927	1,830,694	2,025,357	2,225,747	2,393,832
England	731,168	812,328	816,828	921,288	1,098,965	1,223,258	1,514,834	1,873,027	2,213,187	2,616,528	2,899,157	3,251,734	3,523,608

Source: Department of Communities and Local Government website.

Note: Valuations for the years to 2003 are for the Spring of each year. From 2004 they are for the January of each year. This table replaces the series in Table 46a which is no longer being updated.